

18.55.010 Land uses.

All of the following uses are of such special form as to make impractical their automatic inclusion in any class of use as set forth in the various zones and shall be subject to the issuance of a special use permit; provided, that special use permits may not be granted in a zone from which it is specifically excluded by the provisions of this chapter. Before any special use permit shall be granted, facts shall be shown that:

- A. The proposed use is essential or desirable to the public convenience or welfare.
- B. The proposed use will not be materially detrimental to the public welfare or injurious to other property or improvement in the same zone or vicinity.
- C. The proposed use will not adversely affect the official comprehensive plan.
- D. The uses are as follows:
 - 1. Airports or heliports; provided, the clear zone approaches to such installations are approved by the FAA. Excluded from H-R and H-C zones.
 - 2. Armories and military training center. Excluded from H-R and H-C zones.
 - 3. Borrow pits and quarries for rock, sand, gravel, decomposed granite or soil. Excluded from H-R and H-C zones.
 - 4. Cemeteries.
 - 5. Columbariums, crematories, and mausoleums unless inside a cemetery, are excluded from H-R and H-C zones.
 - 6. Establishments or enterprises involving large numbers of people:
 - a. Open air theaters.
 - b. Rodeo arena.
 - c. Sport or recreational enterprises are excluded from H-R and H-C zones.
 - 7. Hospitals.

8. Institutions or rest homes, nursing homes, for the care of the aged or the mentally infirm, and institutions of a philanthropic or charitable nature.
9. Private clubs and country clubs.
10. Privately owned schools.
11. Utilities consisting of water wells, gas metering and regulating stations, telephone exchanges, booster stations or conversion plants with the necessary buildings, apparatus or appurtenances but not including distribution mains, provided any buildings necessary to such utilities are similar in design and structure to other buildings in the area of the proposed use.
12. Radio or television transmitters. Excluded from H-R and H-C zones.
13. Sewage disposal plants. Excluded from H-R and H-C zones.
14. Landfills in RF zones only. [Ord. 94-06 § 1; prior code § 11-2-4.1]